



## ***Planning & Zoning Recommendation***

**Date:** April 17, 2020

**To:** Town Council

**From:** Planning & Zoning Commission

**Subject:** Sea Breeze Village (formerly known as Village 8) Waiver Request

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The Planning & Zoning Commission met on Thursday, April 16, 2020, to consider a waiver request by Craig Havenner, of Christopher Companies, for the subdivision development Sea Breeze Village (formerly known as Village 8), consisting of 54 units in Millville by the Sea (MBTS), located on Tax Map Parcels #134-15.00-117.00, 117.01 & 117.02, in the Town of Millville. The waiver is for a 15 feet minimum side yard setback for main building structure, with allowable encroachment of unenclosed porches up to 5.5 feet and to allow for minor projections such as a bay window to encroach up to 2.5 feet.

The Planning & Zoning Commission voted 3-0-2 abstentions, to recommend to Council for approval the partial waivers submitted by Craig Havenner to the approved MBTS Development Performance Standards to allow for unenclosed porches to encroach up to five-point-five (5.5) feet in the existing fifteen (15)-foot side yard setback and to allow for minor projections such as a bay window to encroach up to two-point-five (2.5) feet in the existing fifteen (15)-foot side yard setback for the two (2) unit villas in Sea Breeze Village, as well as making sure the exhibits all match the corresponding five-point-five (5.5) or five-point-six (5.6) feet before going to Town Council.